



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

January 31, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

BARTON HELIPORT EXPANSION PROJECT AWARD ARCHITECTURAL AGREEMENT (THIRD DISTRICT) (3-VOTES)

JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICE THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Approve the total project budget for the Barton Heliport Expansion Project (CP No. 70956) in the amount of \$12,458,226, to be funded by the Consolidated Fire Protection District's Accumulated Capital Outlay Fund.
2. Authorize the Fire Chief, or his designee, to execute an architectural agreement with RRM Design Group, a Board-approved contractor, to provide architectural design, engineering, and consulting services for the Barton Heliport Expansion Project (CP No. 70956) for a not-to-exceed fee of \$789,550.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

Approval of the above recommended actions will enable the Consolidated Fire Protection District (the Fire District) to award an architectural agreement for the expansion of the Barton Heliport at the Pacoima Complex, located at 12605 Osborne Street, Pacoima.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Background

The Barton Heliport is the principal facility for the Fire District's Air Operations Section, which provides 24-hour fire suppression and life-safety services throughout the County's urban and wildland areas. A fleet of eight helicopters currently deploys from the Barton facility. These emergency services aircraft require a rigorous maintenance schedule, but only two helicopters at a time can be serviced in the existing hangar. Maintenance staff must service the remaining six helicopters outdoors, which exposes both personnel and the aircraft's mechanical and electrical systems to the area's extreme climate. Additionally, the Air Operations Section has expanded in recent years and outgrown the facility. Pilots and paramedic crew currently share desks in the hangar's offices, and classes are held in a small conference room. The maintenance office and the dormitories for the 24-hour staff are in a temporary trailer.

The Fire District is recommending the renovation and expansion of the heliport hangar building to protect and maintain its expanded fleet and provide adequate space accommodations for its Air Operations personnel. The Barton Heliport Expansion Project will add 30,251 square feet of expansion area to the existing 7,379 square foot hangar building. The expansion area of the building will include new offices, a classroom, parts/maintenance rooms, a break room, and a second helicopter maintenance area which will allow Air Operations to service five aircraft simultaneously. The existing hangar building, including its offices, will be renovated. The proposed project will also construct a new 12-person dormitory/storage building measuring 14,091 square feet that will be located adjacent to the expanded hangar building. Existing structures no longer in use at the Barton facility will be demolished or removed to another Fire District facility.

Implementation of Strategic Plan Goals

Expanding the Barton Heliport complies with the County's Strategic Plan Goals of Service Excellence and Public Safety as it will enhance the Fire District's emergency preparedness and response services to the County's constituents.

FISCAL IMPACT/FINANCING:

The recommended architectural agreement with RRM Design Group is for a not-to-exceed fee of \$789,550 and includes all architectural, environmental, engineering, and consulting services associated with the Barton Heliport Expansion Project (CP No.70956). Sufficient appropriation is available in the Fire District's FY 2005-06 Capital Projects Budget to enter into agreement with RRM Design Group. The total estimated project cost is \$12,458,226, and includes design and consulting services, construction, contingencies, equipment, and County services. The Program Schedule and Budget Summary are included as Enclosure A.

The Barton Heliport Expansion Project will be funded entirely by the Fire District's Accumulated Capital Outlay Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The proposed contract with RRM Design Group is for design development of the Barton Heliport Expansion Project, from the schematic planning phase to completion of the construction documentation phase. The firm will also provide bid and construction administration services during the bid and construction phase. The not-to-exceed fee for all services and deliverables is \$789,550.

RRM Design Group is an as-needed vendor under a three-year standing contract with the Fire District, as was approved by your Board on February 15, 2005. A standard contract, in the form previously approved by County Counsel, was used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees were included in the contract with RRM. As required by your Board, the contract states that the contractor shall notify its employees and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

RRM Design Group is in compliance with the Community Based Enterprise Program (CBE), the Child Support Compliance Program (L.A. Code Chapter 2.200), and the Contractor Employee Jury Service Program (L.A. Code Chapter 2.203) and is willing to consider the Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment. The firm's one-year record of responsible contracting with the Fire District is on file with the District.

CONTRACTING PROCESS:

On August 3, 2004, your Board approved three-year contracts for various qualified vendors to provide professional and/or technical property services for the Fire District.

The Fire District reviewed the portfolios and past performance histories of all six as-needed architectural vendors. RRM Design Group was deemed the most qualified of the six to perform the required services for the Barton Heliport Expansion Project because it proposed to collaborate with a design/engineering consulting group that specializes in heliports. Additionally, RRM Design Group's experience includes over 100 firefighter facility projects, and it has an in-house studio dedicated entirely to public safety facilities. The negotiated fee for the firm's services has been reviewed by the Fire District and is considered reasonable and cost effective for the scope of work.

This contract opportunity was not listed on the County Office of Small Business Website because the Architect was selected from the Board-approved as-needed vendor list.

IMPACT ON CURRENT SERVICES (OR PROJECTS):

There will be no negative impact on current County services or projects during or after construction. Helicopters will temporarily deploy from a renovated portion of the landing area to allow for safety and uninterrupted services during construction.

ENVIRONMENTAL DOCUMENTATION:

Award of the architectural agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines and the Environmental Procedures and Guidelines adopted by your Board on November 17, 1987, because it can be seen with certainty that this activity will not have a significant effect on the environment.

The Fire District will prepare the required environmental documentation for the proposed construction of Barton Heliport Expansion Project and return to your Board to request approval upon completion of the proposed project design phase.

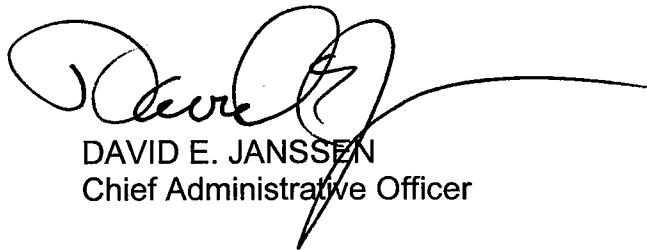
CONCLUSION:

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and one adopted copy to the Fire District.

Respectfully submitted,



P. MICHAEL FREEMAN
Fire Chief



DAVID E. JANSSEN
Chief Administrative Officer

PMF:er

Attachment

cc: County Counsel
Auditor-Controller

ENCLOSURE A

**BARTON HELIPORT EXPANSION PROJECT
AWARD ARCHITECTURAL AGREEMENT**

I. PROGRAM SCHEDULE

Project Activity	Scheduled Completion Date
Project Needs Assessment*	11/02/03
Project Feasibility*	7/28/04
Project Program*	10/26/05
Design	
- Construction Document Submittal	5/19/06
- Jurisdictional Approval	7/28/06
Contract Bid and Award	10/31/06
Construction	
- Substantial Completion	5/01/08
- Project Acceptance	7/15/08

***Indicates completed activity.**

II. BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	\$ 0
Construction	
(a) Base Construction	\$ 9,919,502
(b) Contingency Fund	\$ 991,951
Subtotal	\$ 10,911,453
Equipment	
(a) Telecommunications	\$ 50,000
(b) Utilities	\$ 50,000
Subtotal	\$ 100,000
Design	
(a) Plans and Specifications	\$ 789,550
Consultant Services	
(a) Security Gate Design Services	\$ 67,249
(b) Feasibility Studies / Needs Assessment	\$ 174,962
(c) Programming	\$ 92,628
(d) Project Management	\$ 95,000
Subtotal	\$ 429,839
Jurisdictional Review and Plan Check	\$ 10,000
County Services:	
(a) Affirmative Action	\$ 2,500
(b) Department of Public Works – AED Services	\$ 189,884
Subtotal	\$ 192,384
Other Expenditures	
(a) Contingencies	\$ 25,000
TOTAL	\$ 12,458,226